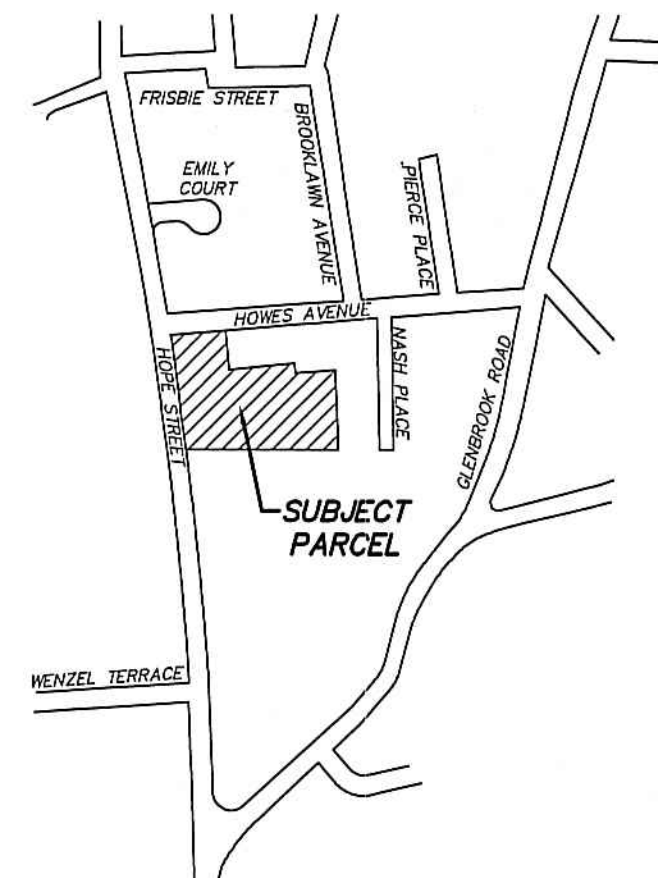


**BLOCK No. 295**  
 AREA = 2.331 ACRES  
 "R-7 1/2" ZONING DISTRICT (EXISTING)  
 "RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'

MERRIMAN (Map No. 9209 S.L.R.)

AVERAGE GRADE ANALYSIS UNITS 1-2			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	92.0	93.3	
2	92.9	93.0	
3	92.4	93.1	
4	91.4	92.6	
5	90.9	93.1	
6	92.0	92.9	
7	91.8	93.1	
8	91.5	92.4	
TOTAL	734.9	743.5	
Avg=Σ/B	91.9	92.9	
EXISTING GRADE (MAX)	91.9 ± 3' = 94.9		
CONTROLLING AVERAGE GRADE**	92.9		
BSMT CEILING - AVG GRADE: 93.4 - 92.6 = 0.8'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 3-4			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	91.5	92.6	
2	91.6	92.6	
3	91.7	92.6	
4	91.6	91.2	
5	91.4	92.7	
6	91.9	92.5	
7	91.3	92.7	
8	91.4	92.6	
TOTAL	732.4	739.5	
Avg=Σ/B	91.6	92.4	
EXISTING GRADE (MAX)	91.6 ± 3' = 94.6		
CONTROLLING AVERAGE GRADE**	92.4		
BSMT CEILING - AVG GRADE: 93.0 - 92.4 = 0.6'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 5-6			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	88.2	87.2	
2	88.1	91.1	
3	89.2	90.6	
4	90.3	91.1	
5	90.7	90.8	
6	91.4	90.8	
7	89.9	90.8	
8	88.7	91.1	
TOTAL	716.5	732.5	
Avg=Σ/B	89.6	91.6	
EXISTING GRADE (MAX)	89.6 ± 3' = 92.6		
CONTROLLING AVERAGE GRADE**	91.6		
BSMT CEILING - AVG GRADE: 91.3 - 91.6 = -0.3'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 7-8			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	86.2	85.3	
2	86.4	87.5	
3	86.8	87.3	
4	87.5	87.5	
5	87.9	87.2	
6	88.2	87.2	
7	87.0	87.2	
8	86.1	87.1	
TOTAL	696.1	696.5	
Avg=Σ/B	87.0	87.1	
EXISTING GRADE (MAX)	87.0 ± 3' = 90.0		
CONTROLLING AVERAGE GRADE**	87.1		
BSMT CEILING - AVG GRADE: 87.6 - 87.1 = 0.5'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 9-10			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	84.7	85.1	
2	85.2	85.6	
3	85.5	85.1	
4	86.1	85.6	
5	86.2	85.3	
6	85.8	85.3	
7	85.5	85.3	
8	84.6	85.3	
TOTAL	683.6	682.6	
Avg=Σ/B	85.5	85.3	
EXISTING GRADE (MAX)	85.5 ± 3' = 88.5		
CONTROLLING AVERAGE GRADE**	85.3		
BSMT CEILING - AVG GRADE: 85.7 - 85.3 = 0.4'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 11-12			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	84.3	84.5	
2	84.3	85.0	
3	84.3	84.5	
4	84.3	85.0	
5	85.3	84.7	
6	84.4	84.7	
7	83.9	84.7	
8	84.6	84.7	
TOTAL	675.4	677.8	
Avg=Σ/B	84.4	84.7	
EXISTING GRADE (MAX)	84.4 ± 3' = 87.4		
CONTROLLING AVERAGE GRADE**	84.7		
BSMT CEILING - AVG GRADE: 85.1 - 84.7 = 0.4'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 13-14			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	82.5	84.5	
2	82.1	84.5	
3	84.0	84.3	
4	84.3	84.8	
5	84.5	84.5	
6	84.6	84.7	
7	84.9	84.5	
8	84.1	84.5	
TOTAL	671.0	676.3	
Avg=Σ/B	83.9	84.5	
EXISTING GRADE (MAX)	83.9 ± 3' = 86.9		
CONTROLLING AVERAGE GRADE**	84.5		
LL CEILING - AVG GRADE: 84.9 - 84.5 = 0.4'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 15-17			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	85.8	84.2	
2	85.6	84.2	
3	85.1	84.2	
4	85.3	93.0	
5	86.1	93.0	
6	86.2	93.0	
7	86.8	93.0	
8	86.5	93.0	
TOTAL	687.4	717.6	
Avg=Σ/B	85.9	91.7	
EXISTING GRADE (MAX)	85.9 ± 3' = 88.9		
CONTROLLING AVERAGE GRADE**	88.9		
LL CEILING - AVG GRADE: 93.5 - 88.9 = 4.6'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

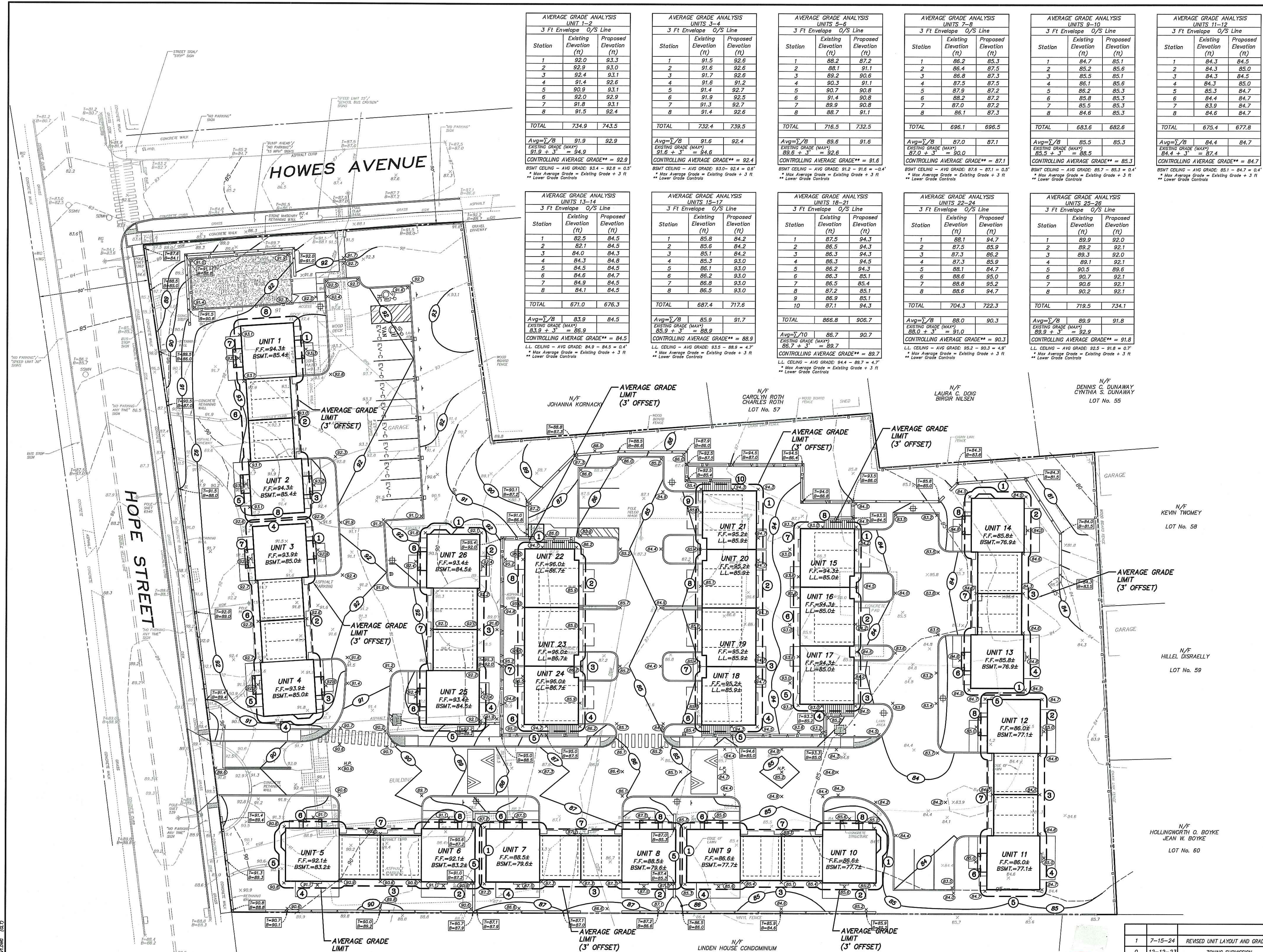
AVERAGE GRADE ANALYSIS UNITS 18-21			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	87.5	94.3	
2	86.5	94.3	
3	86.3	94.3	
4	86.3	94.5	
5	86.2	94.3	
6	86.3	85.1	
7	86.5	85.4	
8	87.2	85.1	
9	86.9	85.1	
10	87.1	94.3	
TOTAL	866.8	906.7	
Avg=Σ/B	86.7	90.7	
EXISTING GRADE (MAX)	86.7 ± 3' = 89.7		
CONTROLLING AVERAGE GRADE**	89.7		
LL CEILING - AVG GRADE: 94.4 - 89.7 = 4.7'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

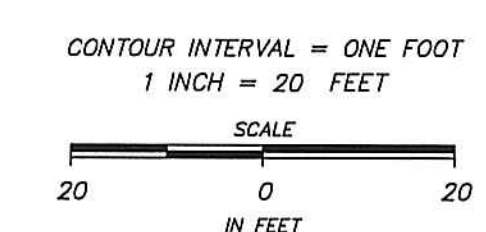
AVERAGE GRADE ANALYSIS UNITS 22-26			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	88.1	92.0	
2	87.5	92.0	
3	87.3	92.0	
4	87.3	92.0	
5	88.1	92.0	
6	88.6	95.0	
7	88.8	95.2	
8	88.6	94.7	
TOTAL	704.3	722.3	
Avg=Σ/B	88.0	90.3	
EXISTING GRADE (MAX)	88.0 ± 3' = 91.0		
CONTROLLING AVERAGE GRADE**	90.3		
LL CEILING - AVG GRADE: 93.2 - 90.3 = 2.9'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			

AVERAGE GRADE ANALYSIS UNITS 25-26			
3 Ft Envelope O/S Line			
Station	Existing Elevation (ft)	Proposed Elevation (ft)	
1	89.9	92.0	
2	89.2	92.1	
3	89.3	92.0	
4	89.1	92.1	
5	90.5	89.6	
6	90.7	92.1	
7	90.6	92.1	
8	90.2	92.1	
TOTAL	719.5	734.1	
Avg=Σ/B	89.9	91.8	
EXISTING GRADE (MAX)	89.9 ± 3' = 92.9		
CONTROLLING AVERAGE GRADE**	91.8		
LL CEILING - AVG GRADE: 92.5 - 91.8 = 0.7'			
* Max Average Grade = Existing Grade + 3 Ft			
** Lower Grade Controls			



**NOTES:**  
 1. The purpose of this plan is only for the calculation of the average grade for the proposed buildings. It shall not be used for any other aspect of construction.  
 2. Proposed grades were taken from the Site Grading and Layout Plan, Sheet 2 of 8 of the Civil plan set.  
 3. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88).



**LEGEND**

---	EXISTING CONTOUR
x 36.0	EXISTING SPOT ELEVATION
x 10.0	EXISTING TOP/BOTTOM SPOT ELEVATION
○ 30	PROPOSED CONTOUR
x 36.0	PROPOSED SPOT ELEVATION
x 10.0	PROPOSED TOP/BOTTOM SPOT ELEVATION
---	PROPERTY LINE
⊕	PROPOSED LIGHT POLE

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PROJECT	"HOPE STREET TOWNHOUSES"	
PREPARED FOR	RRIT, LLC	
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT	
1 OF 1	AVERAGE GRADE WORKSHEET	

REV.	DATE	DESCRIPTION
1	7-15-24	REVISED UNIT LAYOUT AND GRADING
0	12-12-23	ZONING SUBMISSION
REV.	DATE	DESCRIPTION
DEREK E. DAUNAS, CT PE No. 22861		
Derek E. Daunas		7-15-24
ENGINEER		DATE



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